Historical Land Use Investigation

4500-06 West Burleigh Street
Milwaukee, Wisconsin

File: 288-12

Prepared by:

City of Milwaukee

Department of City Development

October 22, 2018

Mathew Reimer
Senior Environmental Project Coordinator

Jack Johnston
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 4500-06 West Burleigh Street, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the "project site" unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by West Burleigh Street to the south, West Auer Avenue to the north, North 45th Street to the east, and North 46th to the west. The project site is developed with a two story brick building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
4500-06 West Burleigh Street	2880103000	Not Available	6,970 ft^2	LB2	City of Milwaukee

*LB2 = Local Business District

C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
4500 West Burleigh Street	1935-1940	National Tea Company
	1945	Residential
	1950-1955	Drug store
	1960	Arnold's Pharmacy
	1965-1980	Advance Shade and Drapery Shop
	1985	Vacant
	1990-2005	True Rock of Holiness Church
	2010-2015	No listing
4502 West Burleigh Street	1935-2005	Apartments
4504 West Burleigh Street	1935-1945	No listing
	1950	Gift Shop
	1955	Advance Television Corp.
	1960	Century Heating Co. – contractors
	1965	No return
	1970	Sherman Appliance Repair Service
	1975	Vacant
	1980	Fortney's Antiques and Gift Shop
	1985	True Rock of Holiness Church
	1990	Oracles of God Church
	1996-2000	Holy New Jerusalem Church
	2005-2015	No listing
4506 West	1935	No listing

Address	Date(s)	Occupancy
Burleigh Street	1940	Zoeller's Associated Foods
	1945	Vacant
	1950	Grocery and Meats
	1955	Lloyd's Meat Market
	1960-1990	Sunshine Self Service Laundry
	1996-2015	No listing
3101 North 45th Street	1935-2015	No listing

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Date	Comments
6-16-1927	Erect 3 apartments; Owner: Ben Jacobson
12-16-1941	Occupancy: retail grocery store (meat market); Owner: Ed Wiletsky "...ammonia compressor to be removed
11-21-1944	Occupany: first floor gift shop; former: drug store
12-3-1954	Occupancy: self-service laundry (first floor)
2-4-1957	Occupancy: paint wall paper store – JJ Faestal Painter & Decorator
5-1-1959	Occupancy: Ice cream sales; former: paint store; apartments on second floor; owner: George Trapp
6-13-1962	Occupancy: Advance Shade and Drapery Shop – install sewing machines and drapery
7-23-1969	Self-service laundry – plans to replace washers on concrete base, new gas dryers to rear of room; self-service laundry under new ownership
12-10-1969	Permit: Appliance Repair – new coca cola signs; 2 stores first floor, apartments on second floor
11-18-1974	Inspection Violation: must repair patches and holes in boiler room to provide one hour fire resistant enclosure
5-27-1976	Permit: Construct parking lot; Owner: Sarah Lubow estate
1-4-1977	Occupancy: Beverly Records (retail gifts, radio sales); denied due to special use exemption – no antiques allowed
2-28-1979	Antique store now allowed (expires in two years)
8-13-1986	Occupancy: first floor – karate and physical fitness studio
5-16-1990	Inspection Violation: new rain gutters needed, defective brick walls on exterior, defective floor covering, etc.
2-18-1991	Only two of 15 violations corrected
6-10-1996	New Owner: Talamadge Wilson; violations corrected, new permits requested
6-12-2000	Install new boiler; Owner: Talamadge Wilson
11-22-2011	Occupancy vacant; electric permit filled out but no work done
1-9-2012	New HVAC system installed in basement
4-19-2016	Occupancy: Boost Mobile (cell phone provider)

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site as three stores all in one building and being tile brick faced. Directly east of the project site there is a filling station with four gas tanks labeled. Even more east of the project site on Burleigh, there is another filling station with what appears to be three more gas tanks.

Burleigh is exclusively commercial, while perpendicular roads are flats and dwellings. Some lots are vacant and a few dwellings have garages in the back of the building.

2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site the same as it was previously. It is still tile brick faced as well. There are still two filling stations on Burleigh too. There are noticeably less vacant lots in the residential areas north of the project site now, however.

3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site similar again. However, directly north of the building of the project site, it is now labeled as a parking lot. The two filling stations on Burleigh east of the project site are still present. The rest of Burleigh is still commercial with stores joining the project site and the two filling stations. North of the project site is residential, labeled as flats and dwelling. Almost all of the residences have garages in the back as well.

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.

2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database does not include tank listings for the project site.

3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.

4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.

5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

F. Project Site Inspection

City staff conducted a site inspection on October 18, 2018. The project site was observed to be developed with a two story mixed use brick building. The building includes three commercial spaces on the first floor and apartments on the second floor. The building also includes a basement, however it was not accessible during the site inspection. The site appeared level, and there was a small paved parking lot in the back. There was no grass on the site. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did not reveal potential environmental conditions. The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 4500-06 West Burleigh Street at this time.

MR/JJ
City of Milwaukee

October 22, 2018

FIGURE 1

Quarter Section Land Use Map

4500-06 West Burleigh St, Milwaukee, WI

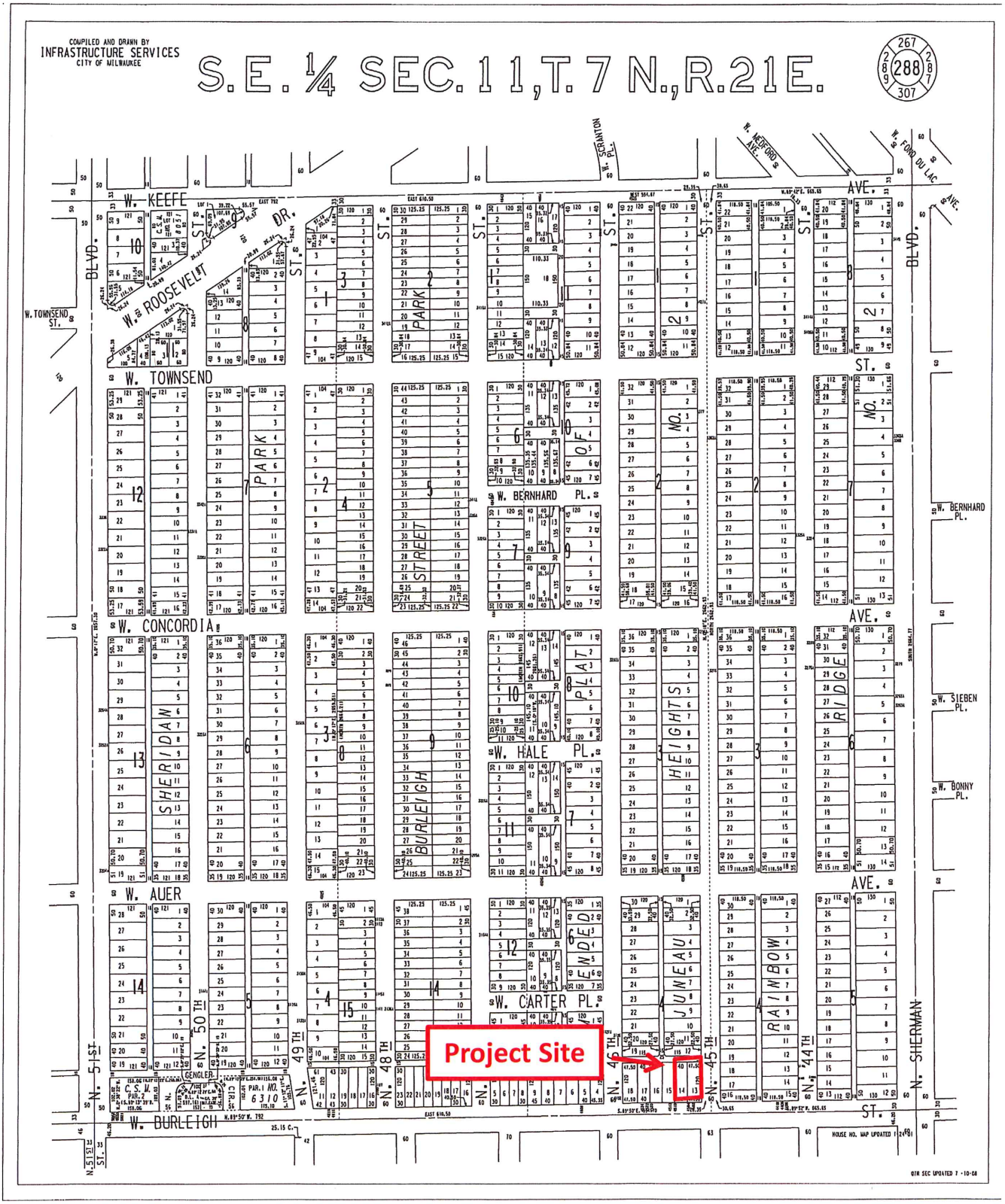


FIGURE 2

Plat Map

4500-06 West Burleigh St, Milwaukee, WI

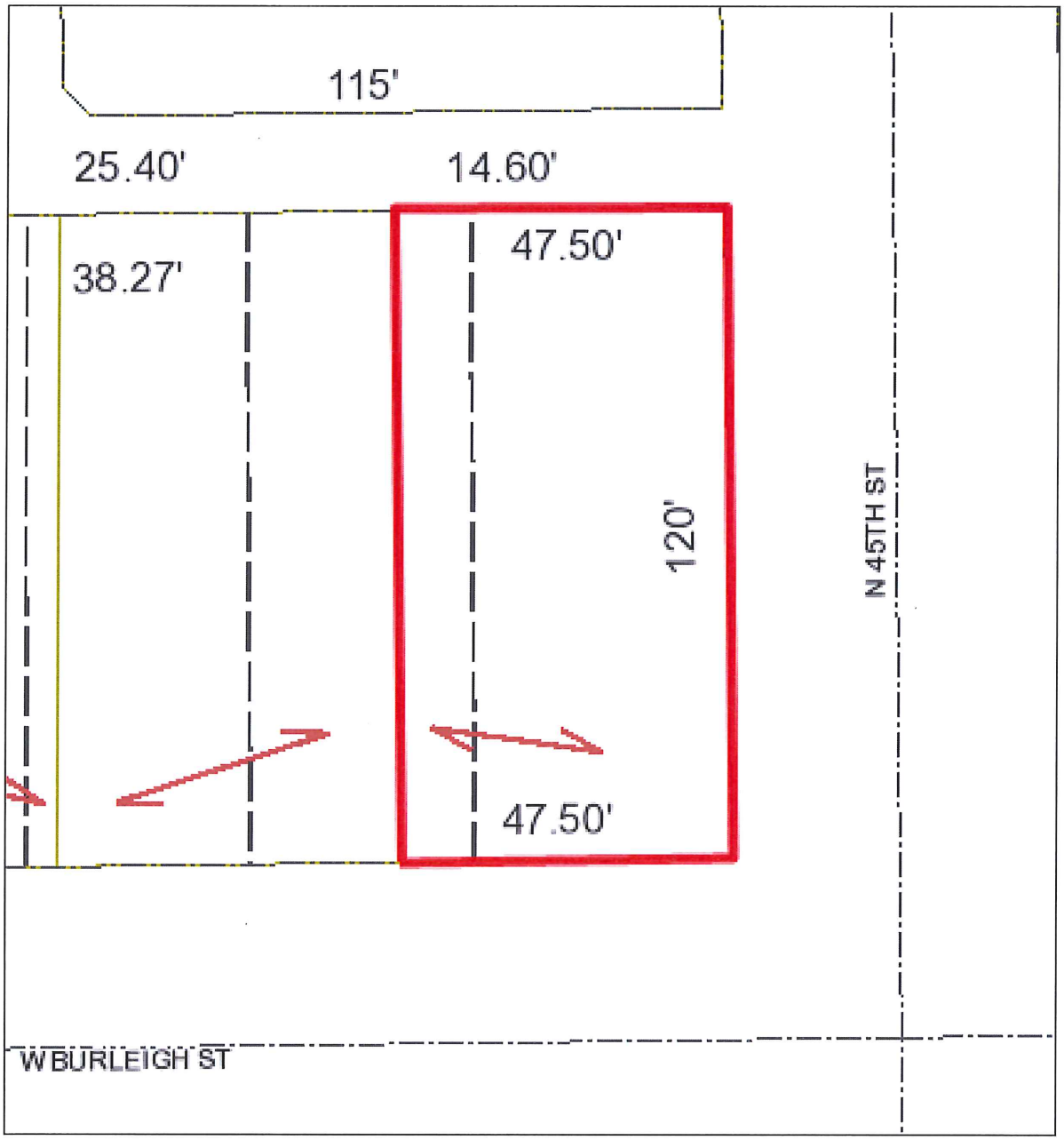
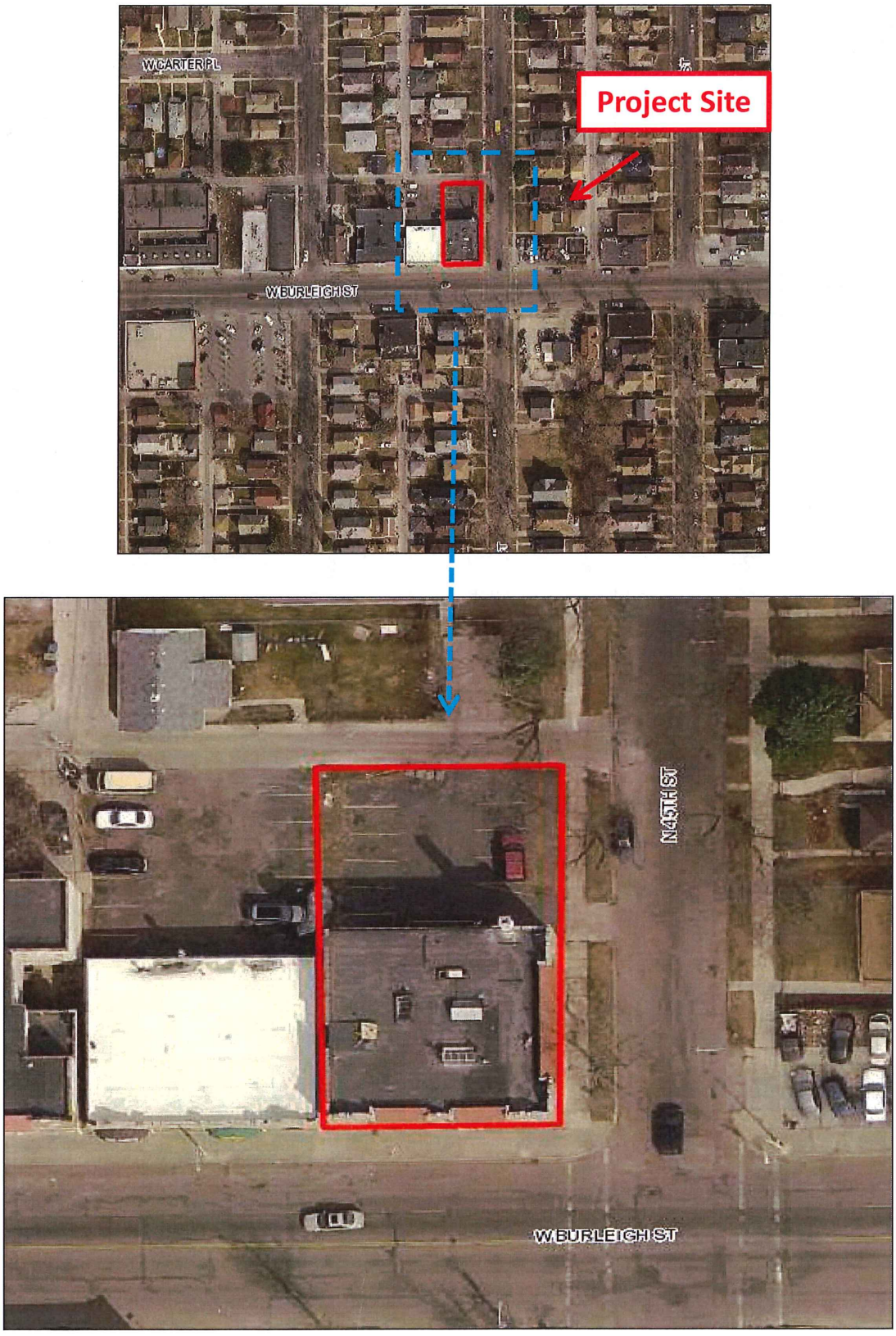


FIGURE 3
Aerial Photographs
4500-06 West Burleigh St, Milwaukee, WI



Source: Map Milwaukee (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

4500-06 West Burleigh St, Milwaukee, WI

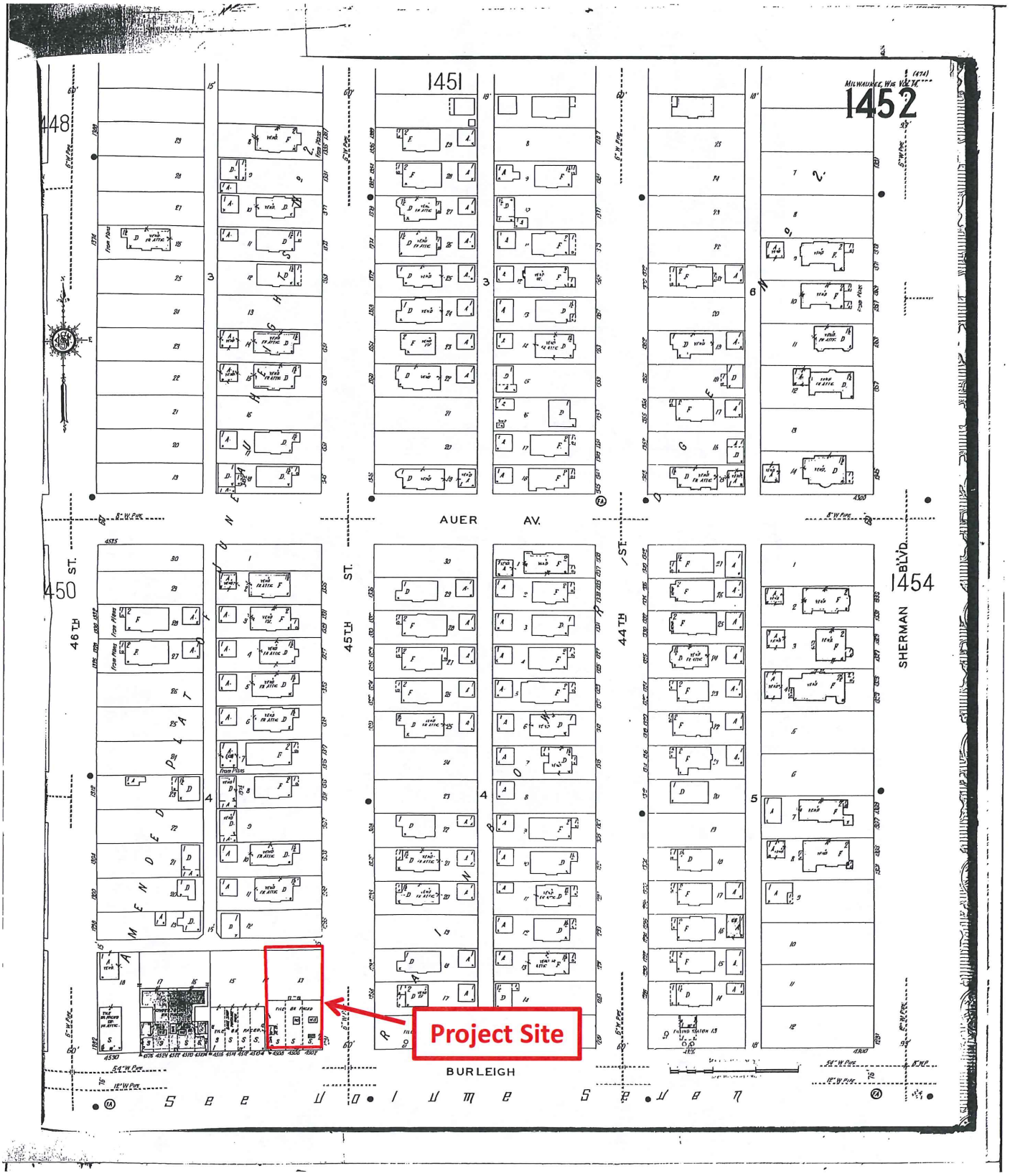


FIGURE 5

1951 Sanborn Fire Insurance Map

4500-06 West Burleigh St, Milwaukee, WI

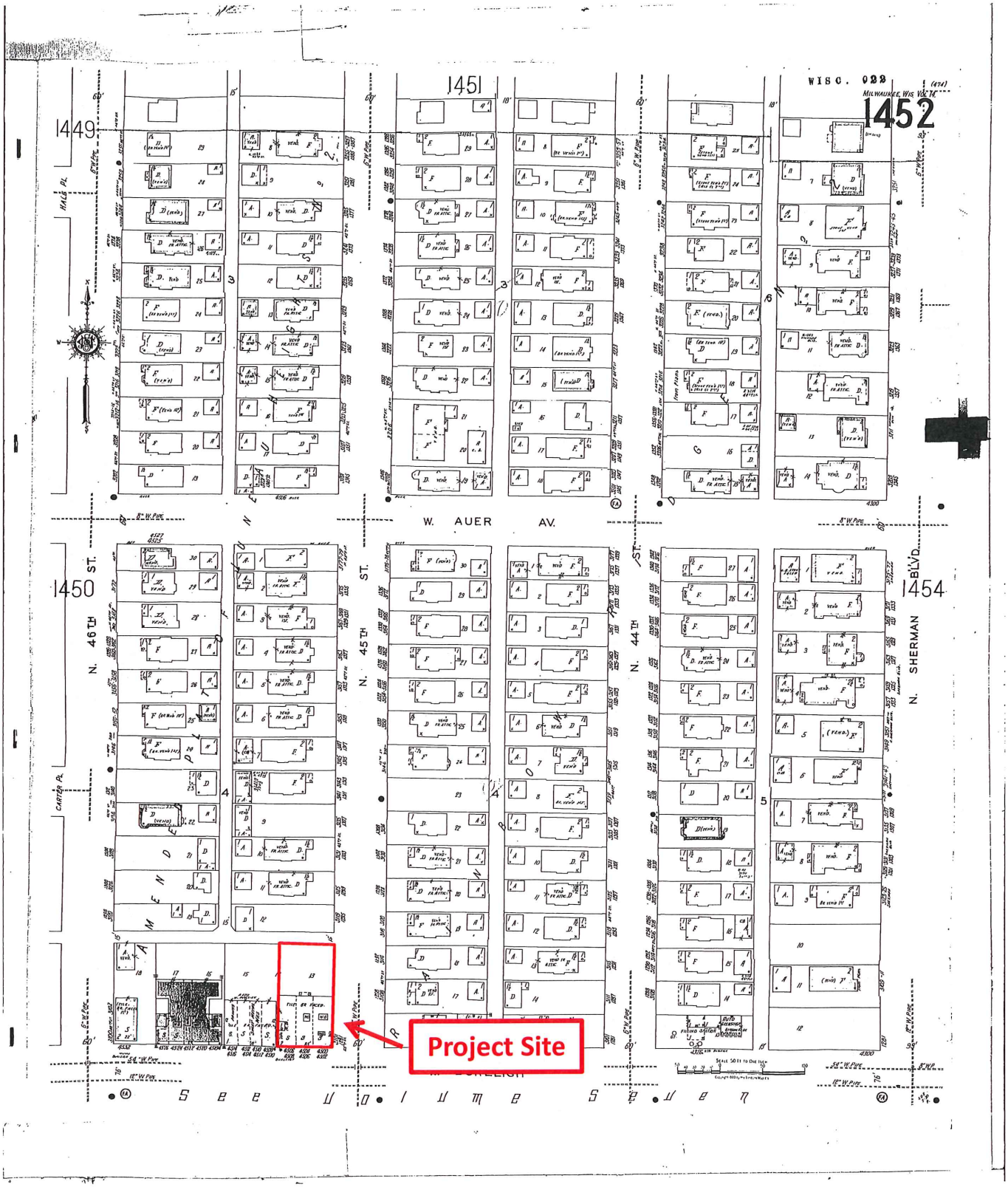


FIGURE 6

1969 Sanborn Fire Insurance Map

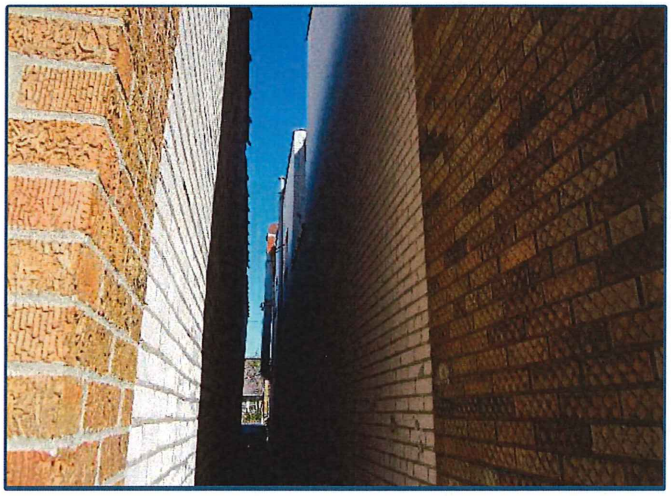
4500-06 West Burleigh St, Milwaukee, WI

ATTACHMENT A
Site Photographs
4500-06 West Burleigh St, Milwaukee, WI

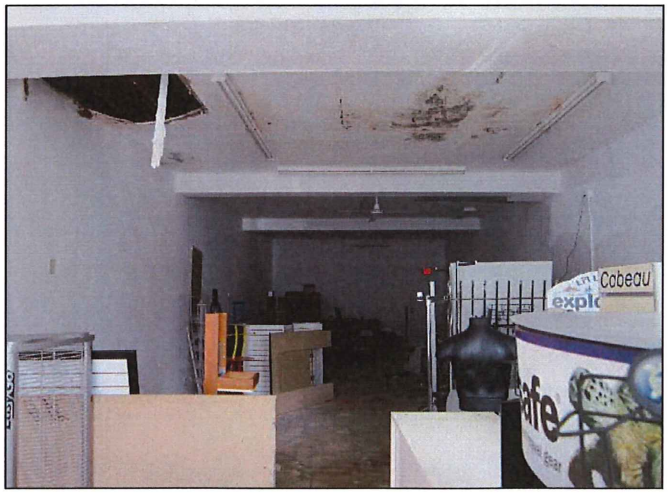
Front view of project site, looking north

Back view of project site, looking south

Eastern wall of project site, looking northwest



Alley on western side of project site, looking north

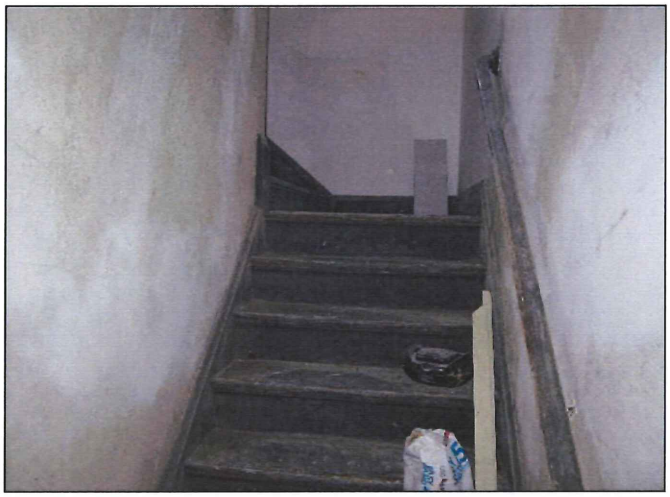


Inside view of vacant first floor store

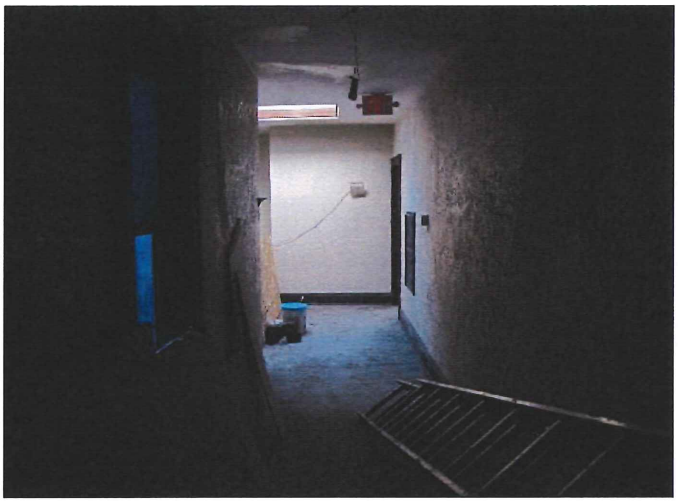
Inside view of another vacant first floor store

ATTACHMENT A
Site Photographs
4500-06 West Burleigh St, Milwaukee, WI

Near back exit of first floor store

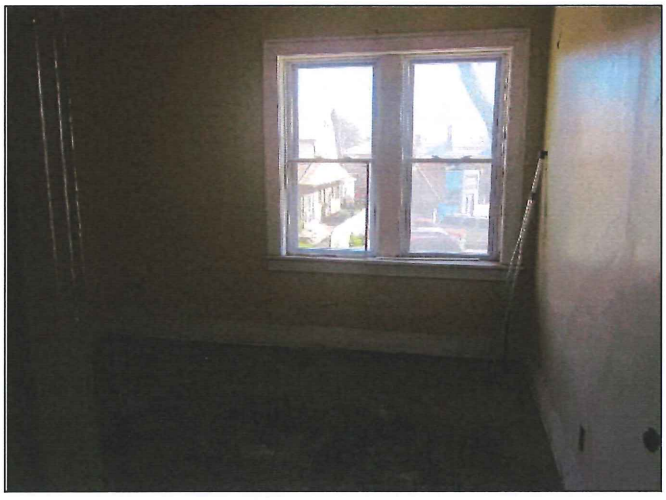


Stairway leading up to second floor apartments

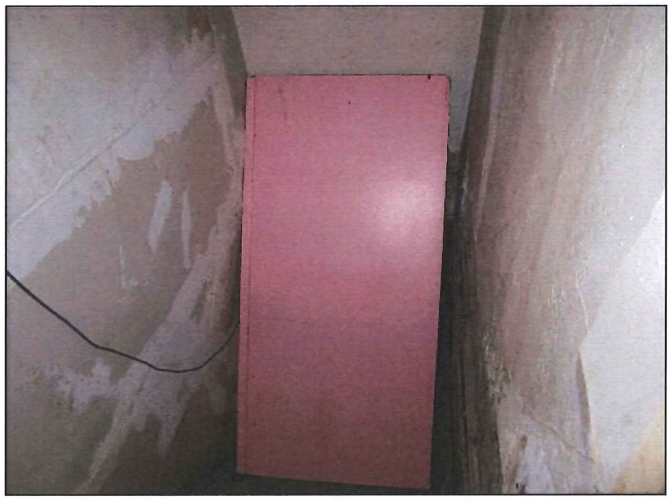


Corridor in upstairs apartment

Living area in one of the upstairs apartments



Bedroom in one of the upstairs apartments



Door blocking entrance to basement